

WARRANTY DEED

This instrument was prepared by:
B. Christopher Battles
3150 Highway 52 West
Pelham, AL 35124

Send tax notice to:
SDH Birmingham, LLC
8137 Helena Road, Suite 110
Pelham, AL 35124

STATE OF ALABAMA
COUNTY OF SHELBY

Know All Men by These Presents: That in consideration of **Fifty-Three Thousand and no/100 Dollars (\$53,000.00)**, to the undersigned Grantor, in hand paid by the Grantee herein, the receipt of which is hereby acknowledged, **HIGHLAND FALLS ALABAMA, LLC** (herein referred to as Grantor) does hereby grant, bargain, sell and convey unto **SDH BIRMINGHAM LLC**, (herein referred to as Grantee), the following described real estate, situated in Shelby County, Alabama, to-wit:

Lots 28 and 29, according to the Survey of Final Plat of Stone Creek Phase 5, Plat One Lake Sector, as recorded in Map Book 39, Page 22, in the Probate Office of Shelby County, Alabama.

A Note and Mortgage Modification and Spreader Agreement filed simultaneously herewith in the amount of \$206,609.00


Subject to mineral and mining rights if not owned by Grantor. Subject to existing easements, restrictions, set-back lines, rights of way, limitations, if any of record.

This instrument is executed as required by the Articles of Organization and Operating Agreement and same have not been modified or amended.

And the Grantor does for itself, its successors and assigns, covenant with said Grantee, its successors and assigns, that it is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise stated above; that it has a good right to sell and convey the same as aforesaid; that it will and its successors and assigns shall warrant and defend the same to the said Grantee, its successors and assigns forever, against the lawful claims of all persons.

In Witness Whereof, the said undersigned Grantor, who is authorized to execute this conveyance, has hereunto set its signature and seal this 11th day of May, 2016.

HIGHLAND FALLS ALABAMA, LLC


BY: Denevan Haag
ITS: A.P.

STATE OF Georgia
COUNTY OF Cobb

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Denevan Haag, whose name as A.P. of **HIGHLAND FALLS ALABAMA, LLC**, is signed to the foregoing conveyance, and who is known to me acknowledged before me on this date, that being informed of the contents of this conveyance he as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal this 11th day of May, 2016.


Notary Public
My Commission Expires: 12-4-18



Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name	<u>Highland Falls Alabama, LLC</u>	Grantee's Name	<u>SDH Birmingham, LLC</u>
Mailing Address	<u>3201 S. Cherokee Ln</u> <u>Suite 310</u> <u>Woodstock, GA 30188</u>	Mailing Address	<u>8137 Helena Rd</u> <u>Suite 110</u> <u>Pelham, AL 35124</u>
Property Address	<u>4889&4893 Stonecreek Way</u> <u>Calera, AL 35040</u>	Date of Sale	<u>05/06/2016</u>
		Total Purchase Price\$	<u>53,000.00</u>
		Or	
		Actual Value \$	<u></u>
		Or	
		Assessor's Market Value \$	<u></u>

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one) (Recordation of documentary evidence is not required)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input type="checkbox"/> Sales Contract	<input type="checkbox"/> Other <u></u>
<input checked="" type="checkbox"/> Closing Statement	

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

Instructions

Grantor's name and mailing address - provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is being conveyed.

Property address - the physical address of the property being conveyed, if available.

Date of Sale - the date on which interest to the property was conveyed.

Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 40-22-1 (h).

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date Print B. CHRISTOPHER BATTLES Unattested
(verified by)Sign
(Grantor/Grantee/Owner/Agent) circle one

Form RT-1

Filed and Recorded
Official Public Records20160526000179780 2/2 \$18.00
Shelby Cnty Judge of Probate, AL
05/26/2016 09:16:39 AM FILED/CERT

dgc,

A handwritten signature in dark ink, appearing to read "B. Christopher Battles".